

REST AREA PROJECT

RFI Question and Answer Matrix No. 1

Questions submitted prior to March 26, 2010 at 5 pm eastern

No.	Section	Question / Comment	GDOT Response
1.	1	In the RFI Objective, both comprehensive and limited maintenance are mentioned. Can you please define, to the best of your ability, what each of these terms mean according to the DOTs objectives?	Comprehensive maintenance includes landscaping, janitorial, and building maintenance activities. Limited maintenance may include one or several of these activities but not all inclusive.
2.	Attachments	Actual costs of the Welcome Center & Safety Rest Area contracts.	The maintenance and landscaping contracts for Welcome Centers and Safety Rest Areas ended in 2008. The actual contract costs at that time are listed in the attachments to the RFI.
3.	Attachments	Who are the companies holding these contracts and what are the terms of the contracts?	Please see the response to question 2.
4.	Attachments	Does one contractor provide services to more than two welcome centers? If no, how are these contracts divided?	Please see the response to question 2.
5.	Attachments	In the event our company is awarded the contract, who will pay these contractors?	Dependant on the project approach, the prime contractor would pay the sub-contractor or if there are multiple contracts with the Department, then the Department would pay each contractor.

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6.	1	In the interest of lowering the operations and management costs of all included DOT properties, will the company awarded the contract be able to pursue more cost effective contracts for the Safety Rest Areas & Welcome Centers?	Since there is currently no contracts for any location, the contractor would be encouraged to pursue the most cost effective contracts.
7.	Attachments	Is it accurate to assume that all operational and management costs reflected in this RFI are complete and up to date?	Please see the response to question 2.
8.	Attachments	Are there any other costs we should know about?	Please see the response to question 2.
9.	3	How does the DOT anticipate distributing the revenue raised by a successful program? Are there specific procedures that should be followed?	Once the project has been more specifically defined, this information will be made available in an RFP as necessary.
10.	2	Under Project Considerations it states that, "The operator must provide equal access to advertising opportunities to all advertisers considered qualified by the state." What does the state consider to be a qualified advertiser?	Currently there is not a definition for this project. Definitions will be developed during the RFP process.
11.	Attachments	In the interest of mitigating operational costs, we would like a copy of the utility bills for all included properties in order to compare all properties for operational effectiveness.	FY 2009 utilities costs are provided in the RFI attachment.
12.	Attachments	Who has these utility contracts and what is the duration of each contract.	Utility bills are paid by the department. See attachments to RFI for FY09 Utility Costs.

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13.	1	It is mentioned in the RFI that there is a possibility of reopening one rest area that is currently closed. What is the likelihood of this property being reopened, and what are the conditions for reopening this property. What is the likelihood that another Safety Rest Area or Welcome Center might close prior to this contract, or shortly after this contract is awarded? What constitutes the closing of one of these properties?	If sufficient revenues are generated from advertising and / or sponsorship activities, the Department could make a decision to reopen the Franklin Safety Rest Area. There are currently no plans to close any more locations at this time. Each property is reviewed on a case by case basis.
14.	1	The Gwinnett property appeared to have the highest traffic count as well as visitors, yet it was permanently closed. What was the reason this property was closed and is there any possibility of it reopening?	Because there are numerous businesses in the Gwinnett County area to fulfill the needs of the travelling public.